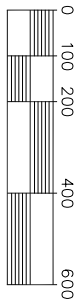
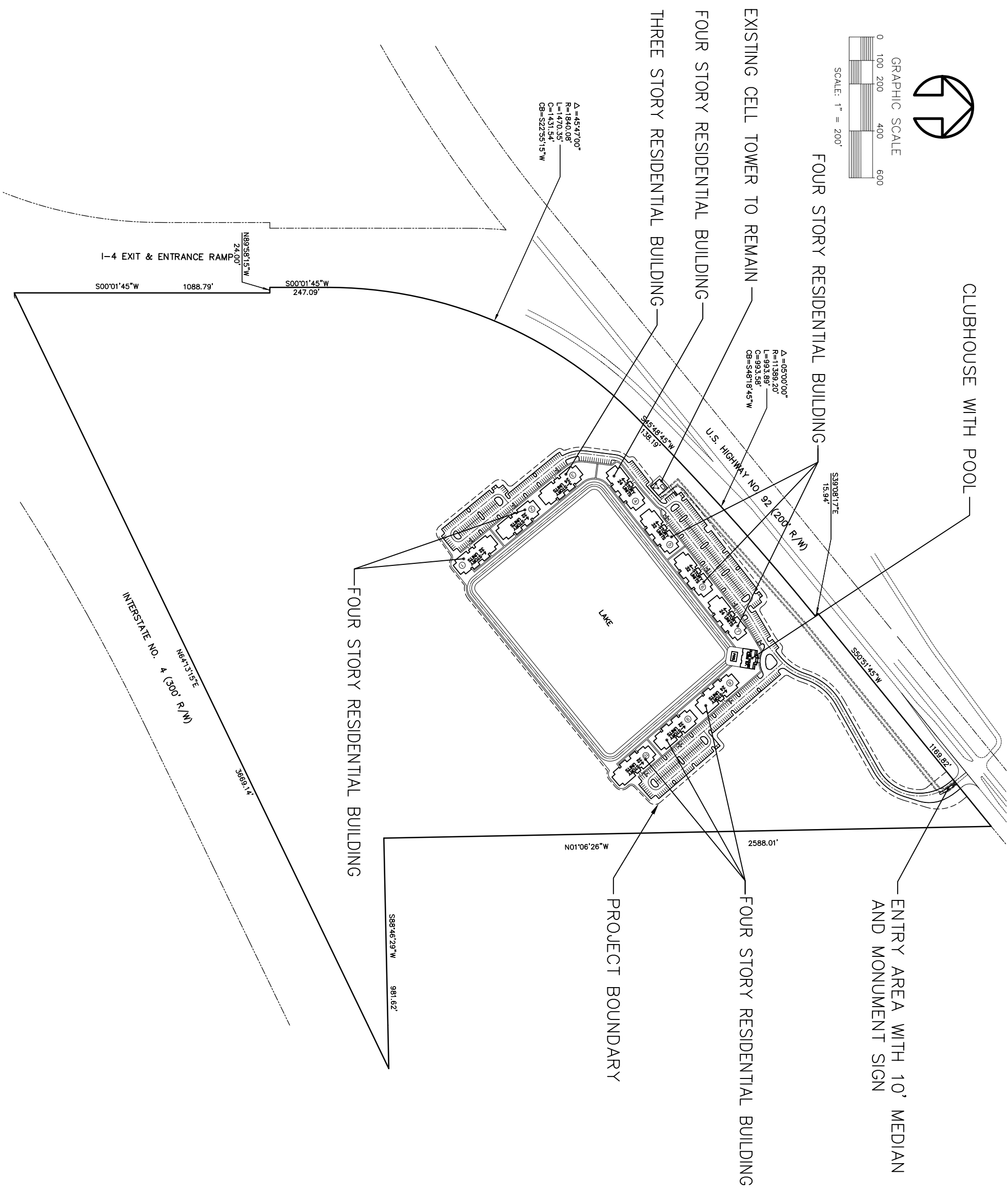




GRAPHIC SCALE



SCALE: 1" = 200'



GENERAL NOTES

1. THE LOCATION OF ALL EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. IF INCONSISTENCIES ARE DISCOVERED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. ALL UTILITIES WHICH SHALL BE RELOCATED BY THE CONTRACTOR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE NECESSARY ARRANGEMENT FOR ANY RELOCATION OF UTILITIES, WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL COOPERATE WITH THE RESPECTIVE UTILITY COMPANIES DURING RELOCATION OPERATIONS. CAUTION WHEN CROSSING AN EXISTING UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY, PAVEMENT SHALL BE PAINT STRIPED AND WHEEL STOPPED AS SHOWN WITHIN US HIGHWAY 92.
2. ALL CONSTRUCTION WITHIN US HIGHWAY 92 SHALL BE APPROVED BY THE STATE OF FLORIDA. ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
3. ALL SITE WORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
4. AREAS WITHIN THE PUBLIC RIGHT-OF-WAY AND OFF-SITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION, SHALL BE CLEARED OF ALL DEBRIS, REGRADED, AND SODDED TO RESTORE THE ORIGINAL GRADE AND SUPPLY STATE SEWER BE CONNECTED TO CITY OF DAYTONA BEACH, UTILITY SYSTEMS. WATER AND SEWER CONNECTIONS SHALL BE IN ACCORDANCE WITH APPROVED WATER AND SEWER GREEN SHEET AND CITY OF DAYTONA BEACH REQUIREMENTS.
5. THE CONTRACTOR SHALL TAKE ALL REASONABLE STEPS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE SITE DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND MULCHED OR SODDED.
6. TAX PARCEL NO. 6205-00-00-0065
7. STREET ADDRESS: 3425 W INTL SPEEDWAY BLVD, DAYTONA BEACH, FL

SITE DATA

EXISTING ZONING: PCD (PLANNED COMMERCIAL DEVELOPMENT)

EXISTING ZONING: CELL TOWER

EXISTING APPROVED PCD USES: A.R.N.L. FOUNDATION FACILITY (ANIMAL RESCUE NEED AND INTERVENTION), AND EXISTING CELL TOWER TO REMAIN

PROPOSED ZONING: PCD (PLANNED COMMERCIAL DEVELOPMENT)

PROPOSED ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD) TOWER TO REMAIN

TOTAL SITE AREA: 143.65 ACRES

TOTAL DEVELOPABLE AREA: 137.97 ACRES

NUMBER OF DWELLING UNITS: 288

DENSITY: 288 D.U./143.65 ACRES = 2.0 D.U./ACRE

CLUBHOUSE AREA: 4,202 S.F.

DESCRIPTION	S.F.	ADRES	%
PROPOSED BUILDING:	1,392,750	31.97	100
PROPOSED ASPHALT AND CONCRETE:	1,456,632	3.34	11
PROPOSED PAVING:	2,810,004	6.45	20
TOTAL PAVED AREA:	966,114	22.18	69

REQUIRED PARKING: (312 D.U. x 2 SPACES/D.U.) + (4,202 S.F. PAVING PROVIDED: 647 SPACES

NO.	DATE	APPR.	REVISION

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 EB 4335 LB 4335
 536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999

SCALE	DESIGNED	DRAWN	CHECKED	DATE
1"=200'	MSD	CSC	MSD	04-17-06

OVERALL PLAN
 GATEWAY VILLAGE
 DAYTONA BEACH, FLORIDA

PROJECT NO. 859
 SHEETS OF C2